Site Review Package

Boulder Creek Commons

5399 Kewanee Drive and 5697 South Boulder Road
Boulder, Colorado

June 18, 2012

Design Team

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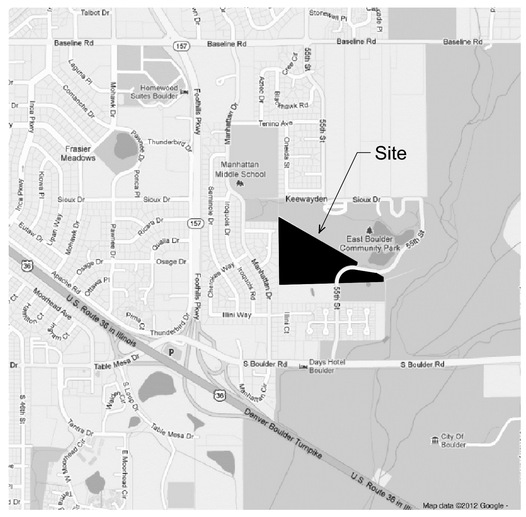
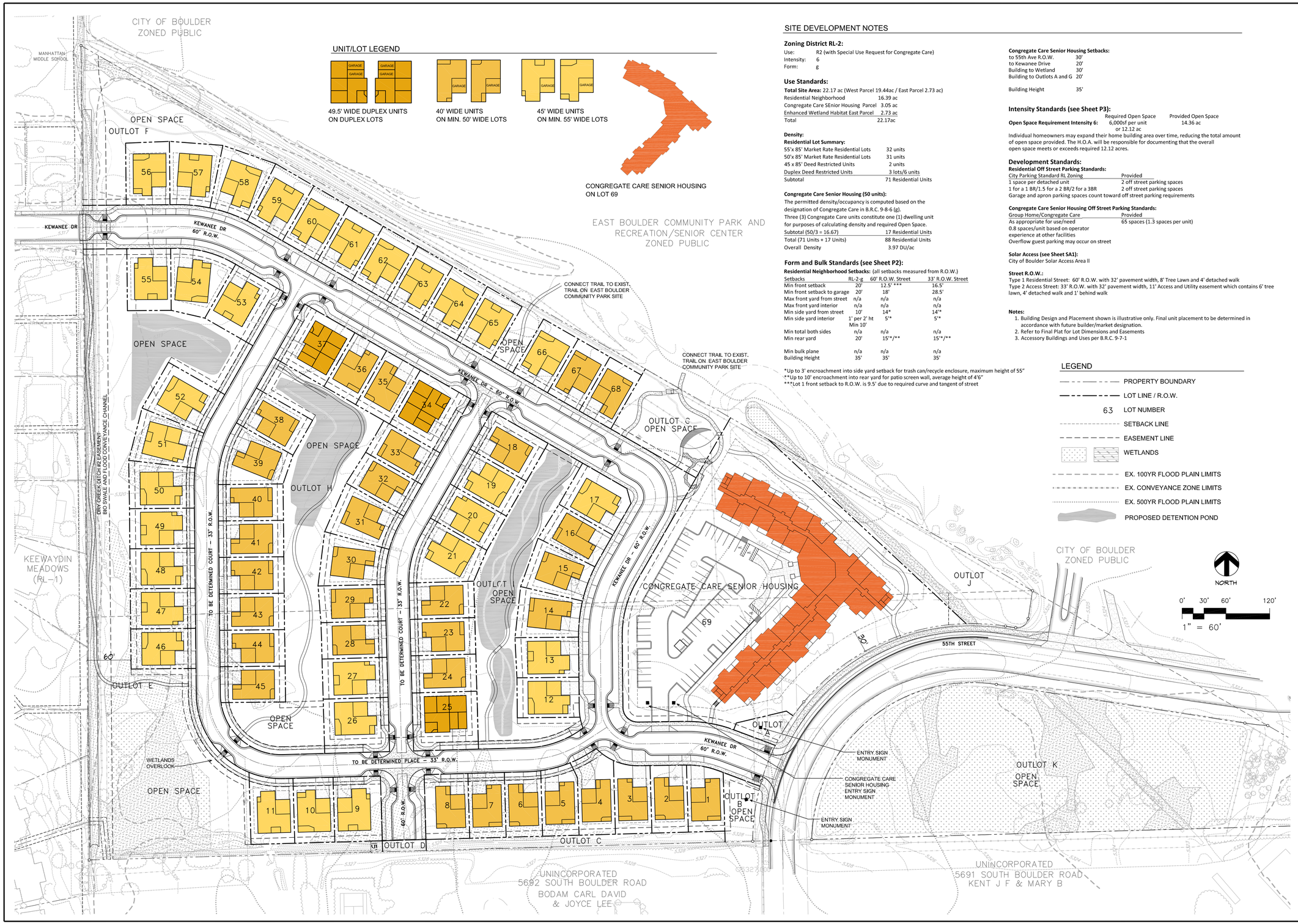
Location Map



Drawing Index

01 - Cover Sheet / Location Map
02 - P1 Site Development Plan
03 - P2 Setback Exhibit and Typical Lot Diagrams
04 - P3 Open Space Summary
05 - C1 Preliminary Utility Plan West
06 - C2 Preliminary Utility Plan East
07 - C3 Preliminary Grading Plan West
08 - C4 Preliminary Grading Plan East
09 - L1 Landscape Plan
10 - L2 Landscape Plan
11 - L3 Landscape Plan
12 - L4 Landscape Plan
13 - L5 Landscape Plant List
14 - L6 Existing Tree Survey
15 - A1 Single Family 50' Lots Floor Plan and Elevations - Model A
16 - A2 Single Family 50' Lots Floor Plan and Elevations - Model B
17 - A3 Single Family 55' Lots Floor Plan and Elevations - Model C
18 - A4 Single Family 55' Lots Floor Plan and Elevations - Model D
19 - A5 Duplex Floor Plan and Elevations
20 - A6 Architecture Streetscape
21 - A7 Congregate Care Senior Housing Site Plan
22 - A8 Congregate Care Senior Housing First Floor Plan
23 - A9 Congregate Care Senior Housing Second Floor Plan
24 - A10 Congregate Care Senior Housing Elevations
25 - A11 Congregate Care Senior Housing Elevations
26 - SA1 Shadow Analysis
27 - V1 Existing Site Survey
28 - V2 Annexation Map
29 - V3 Preliminary Plat (Sheet 1 of 2)
30 - V4 Preliminary Plat (Sheet 2 of 2)



SITE DEVELOPMENT NOTES

Zoning District RL-2:

Use: R2 (with Special Use Request for Congregate Care)
Intensity: 6
Form: g

Use Standards:

Total Site Area: 22.17 ac (West Parcel 19.44ac / East Parcel 2.73 ac)

Residential Neighborhood	16.39 ac
Congregate Care SEnior Housing Parcel	3.05 ac
Enhanced Wetland Habitat East Parcel	2.73 ac
Total	22.17ac

Density:
Residential Lot Summary:

55'x 85' Market Rate Residential Lots	32 units
50'x 85' Market Rate Residential Lots	31 units
45 x 85' Deed Restricted Units	2 units
Duplex Deed Restricted Units	3 lots/6 units
Subtotal	71 Residential Units

Congregate Care Senior Housing (50 units):
The permitted density/occupancy is computed based on the designation of Congregate Care in B.R.C. 9-8-6 (g).
Three (3) Congregate Care units constitute one (1) dwelling unit for purposes of calculating density and required Open Space.

Subtotal (50/3 = 16.67)	17 Residential Units
Total (71 Units + 17 Units)	88 Residential Units
Overall Density	3.97 DU/ac

Form and Bulk Standards (see Sheet P2):

Residential Neighborhood Setbacks: (all setbacks measured from R.O.W.)

Setbacks	RL-2-g	60' R.O.W. Street	33' R.O.W. Street
Min front setback	20'	12.5' ***	16.5'
Min front setback to garage	20'	18'	28.5'
Max front yard from street	n/a	n/a	n/a
Max front yard interior	n/a	n/a	n/a
Min side yard from street	10'	14'*	14'*
Min side yard interior	1' per 2' ht Min 10'	5'*	5'*
Min total both sides	n/a	n/a	n/a
Min rear yard	20'	15'*/**	15'*/**
Min bulk plane	n/a	n/a	n/a
Building Height	35'	35'	35'

*Up to 3' encroachment into side yard setback for trash can/recycle enclosure, maximum height of 55"
**Up to 10' encroachment into rear yard for patio screen wall, average height of 4'6"
***Lot 1 front setback to R.O.W. is 9.5' due to required curve and tangent of street

Congregate Care Senior Housing Setbacks:

to 55th Ave R.O.W.	30'
to Kewanee Drive	20'
Building to Wetland	30'
Building to Outlots A and G	20'
Building Height	35'

Intensity Standards (see Sheet P3):

	Required Open Space	Provided Open Space
Open Space Requirement Intensity 6:	6,000sf per unit or 12.12 ac	14.36 ac

Individual homeowners may expand their home building area over time, reducing the total amount of open space provided. The H.O.A. will be responsible for documenting that the overall open space meets or exceeds required 12.12 acres.

Development Standards:

Residential Off Street Parking Standards:

City Parking Standard RL Zoning	Provided
1 space per detached unit	2 off street parking spaces
1 for a 1 BR/1.5 for a 2 BR/2 for a 3BR	2 off street parking spaces

Garage and apron parking spaces count toward off street parking requirements

Congregate Care Senior Housing Off Street Parking Standards:

Group Home/Congregate Care	Provided
As appropriate for use/need	65 spaces (1.3 spaces per unit)

0.8 spaces/unit based on operator experience at other facilities
Overflow guest parking may occur on street

Solar Access (see Sheet SA1):
City of Boulder Solar Access Area II

Street R.O.W.:
Type 1 Residential Street: 60' R.O.W. with 32' pavement width, 8' Tree Lawn and 4' detached walk
Type 2 Access Street: 33' R.O.W. with 32' pavement width, 11' Access and Utility easement which contains 6' tree lawn, 4' detached walk and 1' behind walk

Notes:
1. Building Design and Placement shown is illustrative only. Final unit placement to be determined in accordance with future builder/market designation.
2. Refer to Final Plat for Lot Dimensions and Easements
3. Accessory Buildings and Uses per B.R.C. 9-7-1

LEGEND

- PROPERTY BOUNDARY
- LOT LINE / R.O.W.
- 63 LOT NUMBER
- SETBACK LINE
- EASEMENT LINE
- WETLANDS
- EX. 100YR FLOOD PLAIN LIMITS
- EX. CONVEYANCE ZONE LIMITS
- EX. 500YR FLOOD PLAIN LIMITS
- PROPOSED DETENTION POND

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SITE REVIEW DOCUMENTS FOR:

BOULDER CREEK COMMONS

5399 KEWANEE DRIVE AND 5697 S. BOULDER ROAD
LOCATED IN THE SW¼ OF SECTION 3 AND THE SE¼ OF SECTION 4,
T1S, R70W, 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

ISSUE	DATE
SITE REVIEW SUBMITTIAL	06-18-12

DESIGNED BY:	DTJ
DRAWN BY:	DTJ
CHECKED BY:	DTJ

DRAWING SCALE:
HORIZONTAL: 1"=60'
VERTICAL: N/A

SITE DEVELOPMENT PLAN

PROJECT NO. B1006

P1

SHEET: 02 OF 30

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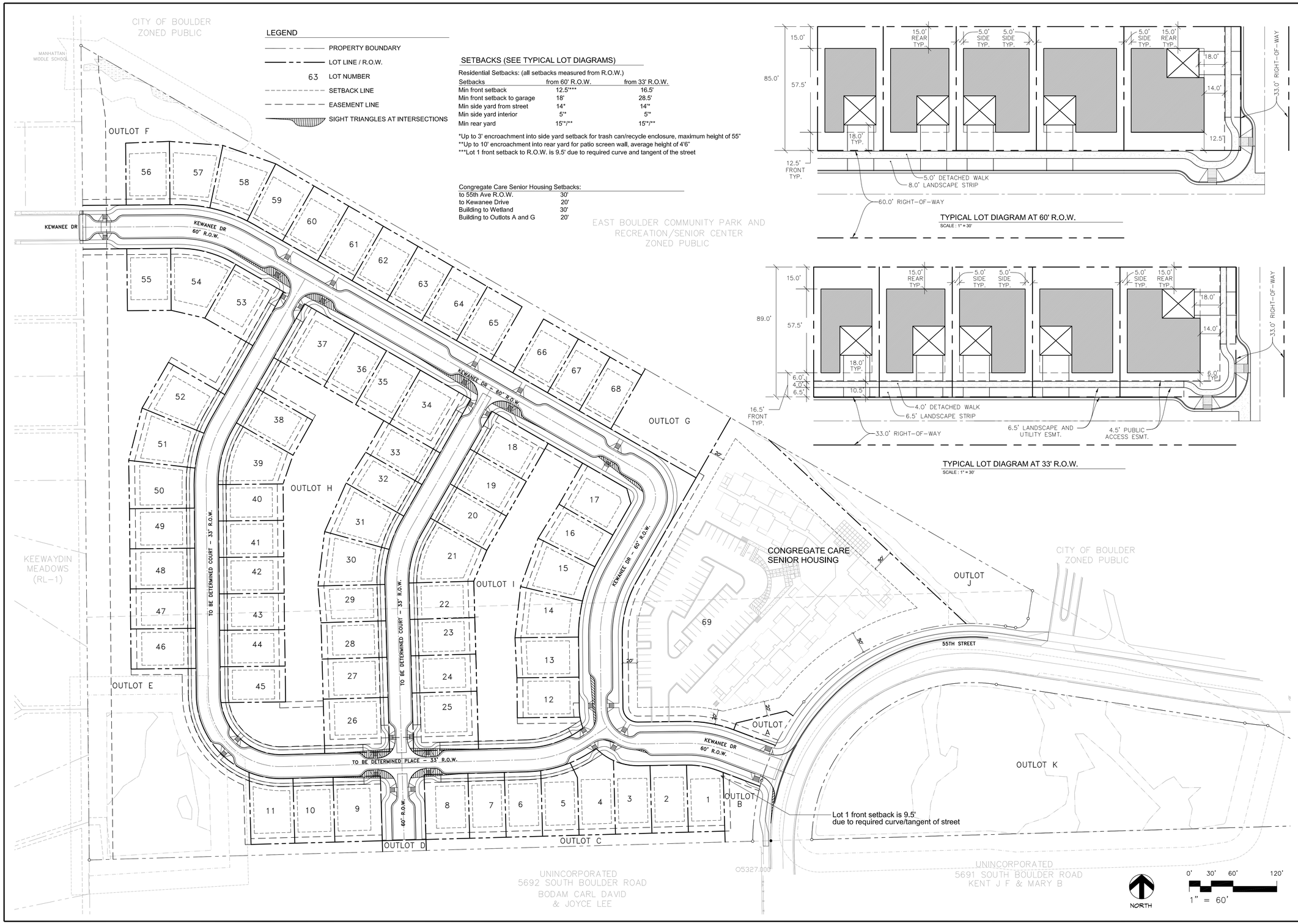

LEGEND

- PROPERTY BOUNDARY
- LOT LINE / R.O.W.
- 63 LOT NUMBER
- SETBACK LINE
- EASEMENT LINE
- SIGHT TRIANGLES AT INTERSECTIONS

SETBACKS (SEE TYPICAL LOT DIAGRAMS)

Residential Setbacks: (all setbacks measured from R.O.W.)

Setbacks	from 60' R.O.W.	from 33' R.O.W.
Min front setback	12.5'***	16.5'
Min front setback to garage	18'	28.5'
Min side yard from street	14*	14**
Min side yard interior	5'*	5'*
Min rear yard	15'*/**	15'*/**

*Up to 3' encroachment into side yard setback for trash can/recycle enclosure, maximum height of 55"
**Up to 10' encroachment into rear yard for patio screen wall, average height of 4'6"
***Lot 1 front setback to R.O.W. is 9.5' due to required curve and tangent of the street

Congregate Care Senior Housing Setbacks:

to 55th Ave R.O.W.	30'
to Kewanee Drive	20'
Building to Wetland	30'
Building to Outlots A and G	20'

TYPICAL LOT DIAGRAM AT 60' R.O.W.
SCALE : 1" = 30'

TYPICAL LOT DIAGRAM AT 33' R.O.W.
SCALE : 1" = 30'

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VERTICAL: N/A

SITE SETBACK EXHIBIT

PROJECT NO. B1006

P2

SHEET: 03 OF 30

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OPEN SPACE LEGEND AND SUMMARY

OPEN SPACE IN LOTS		4.19 AC.
TREE LAWN IN 60' R.O.W.		0.56 AC.
COMMON AREA		5.08 AC.
OUTLOT A	0.05 AC.	
OUTLOT B	0.08 AC.	
OUTLOT C	0.14 AC.	
OUTLOT E	1.74 AC. (DOES NOT INCLUDE WETLAND)	
OUTLOT F	0.65 AC. (DOES NOT INCLUDE WETLAND)	
OUTLOT H	0.89 AC.	
OUTLOT I	0.61 AC.	
OUTLOT K	0.51 AC. (DOES NOT INCLUDE WETLAND)	
OUTLOT J	0.36 AC. (DOES NOT INCLUDE WETLAND)	
IN 33' ROW	0.04 AC.	
POCKET PARK		0.29 AC.
OUTLOT G	0.29 AC.	
WETLANDS		2.91 AC
OUTLOT E	0.56 AC. (WETLAND ONLY)	
OUTLOT F	0.04 AC. (WETLAND ONLY)	
OUTLOT K	2.22 AC. (WETLAND ONLY)	
OUTLOT J	0.09 AC. (WETLAND ONLY)	
CONGREGATE CARE SENIOR HOUSING OPEN SPACE		1.33 AC.
LOT 69	1.33 AC.	
TOTAL OPEN SPACE		14.36 AC.
(REQUIRED OPEN SPACE - 12.12 AC.)		

NOTES

1. Individual homeowners may expand their home building area over time, reducing the total amount of open space provided. The H.O.A. will be responsible for documenting that the overall open space meets or exceeds the required 12.12 acres.

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OPEN SPACE SUMMARY

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P3

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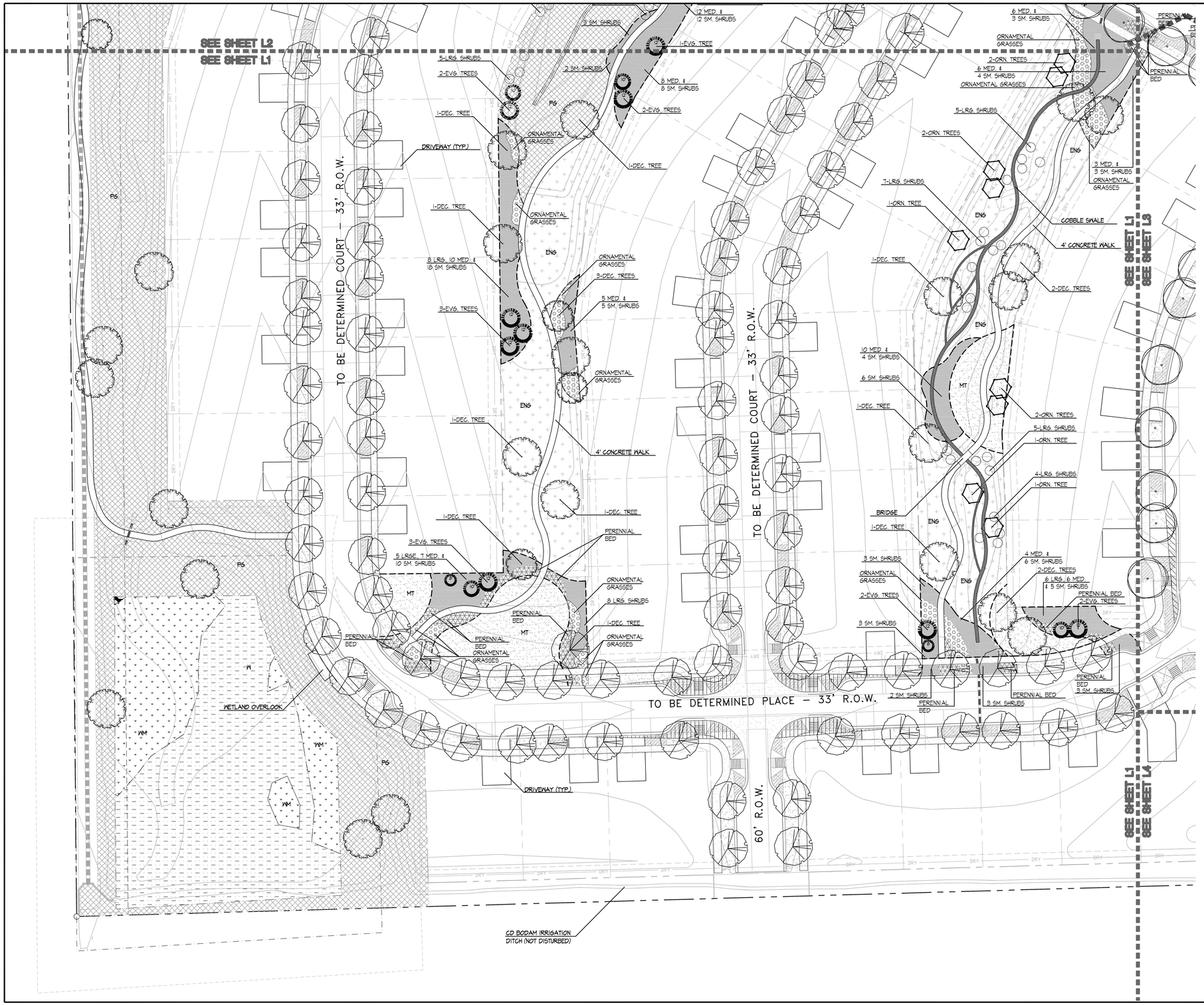
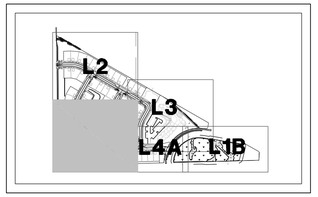


LANDSCAPE LEGEND

- STREET TREE WITHIN 8' OR GREATER TREE LAWN
- STREET TREE WITHIN 6.5' TREE LAWN
- COMMON AREA DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED
- ORNAMENTAL GRASSES
- PERENNIAL BED
- MT — MANICURED TURF
- ENG — ENHANCED NATIVE GRASS
- PG — PRAIRIE GRASS WITH INTERMITTENT SHRUBS
- W — EXISTING WETLAND AREA
- WM — MITIGATED WETLAND AREA
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL PLANTING BED EDGER
- MATCHLINE (ENLARGEMENT SHEET BOUNDARY) SEE KEYMAP
- SITE TRIANGLES
- NO PLANTING ZONE- UTILITY SETBACK AREA- SHOWN FOR CONTEXT ONLY

NOTE: SEE PLANT LIST FOR SPECIES AND ADDITIONAL PLANT INFORMATION.



KEYMAP

0' 15' 30' 60'

1" = 30'

NORTH

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CHECKED BY:	DTJ

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VERTICAL: N/A

L1

PROJECT NO. B1006

LANDSCAPE PLAN

SHEET: **09** OF 30

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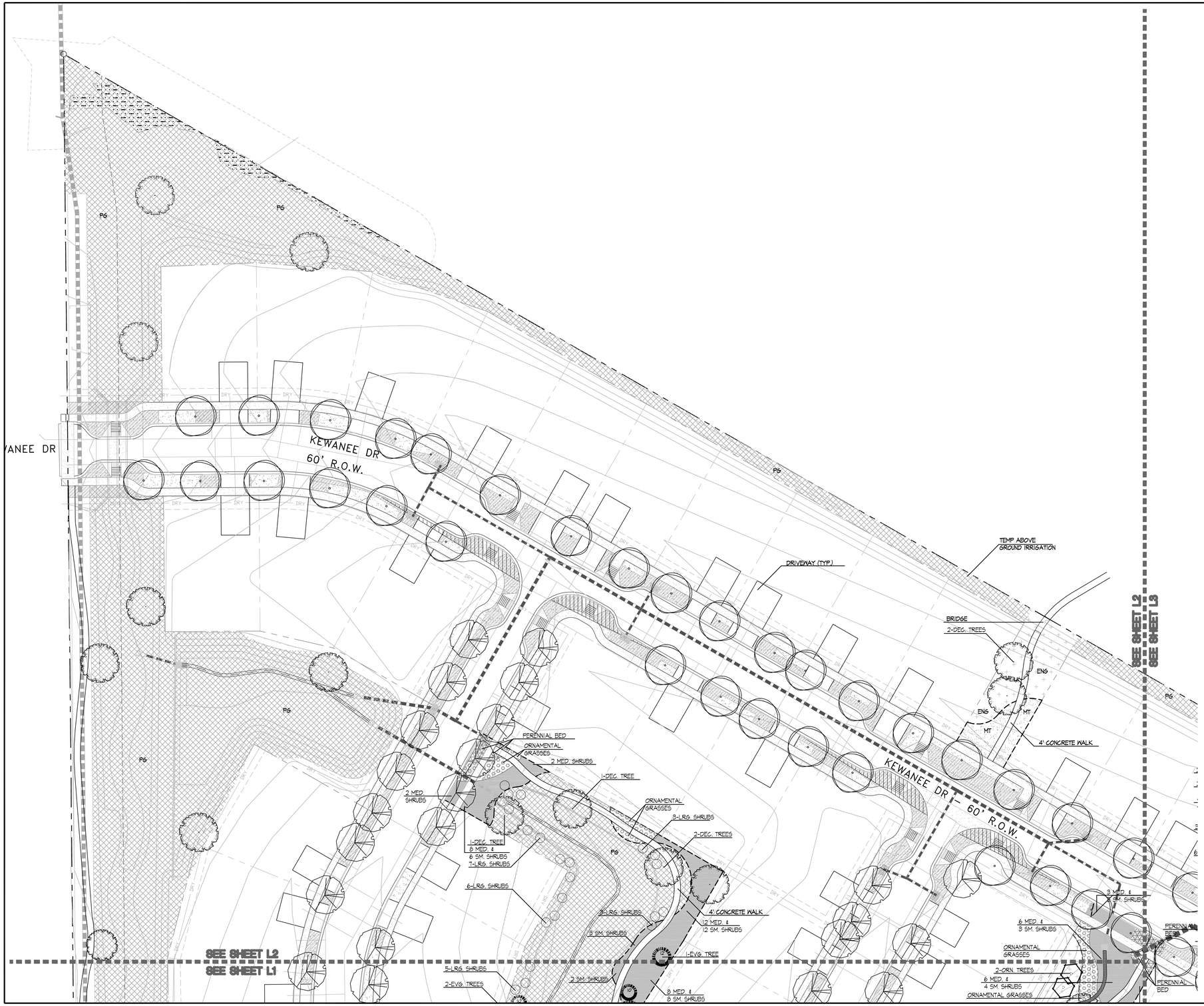

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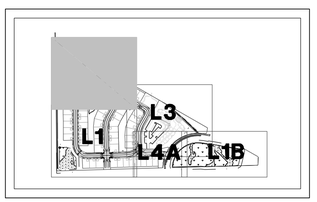

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VERTICAL: N/A

L2

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LANDSCAPE PLAN

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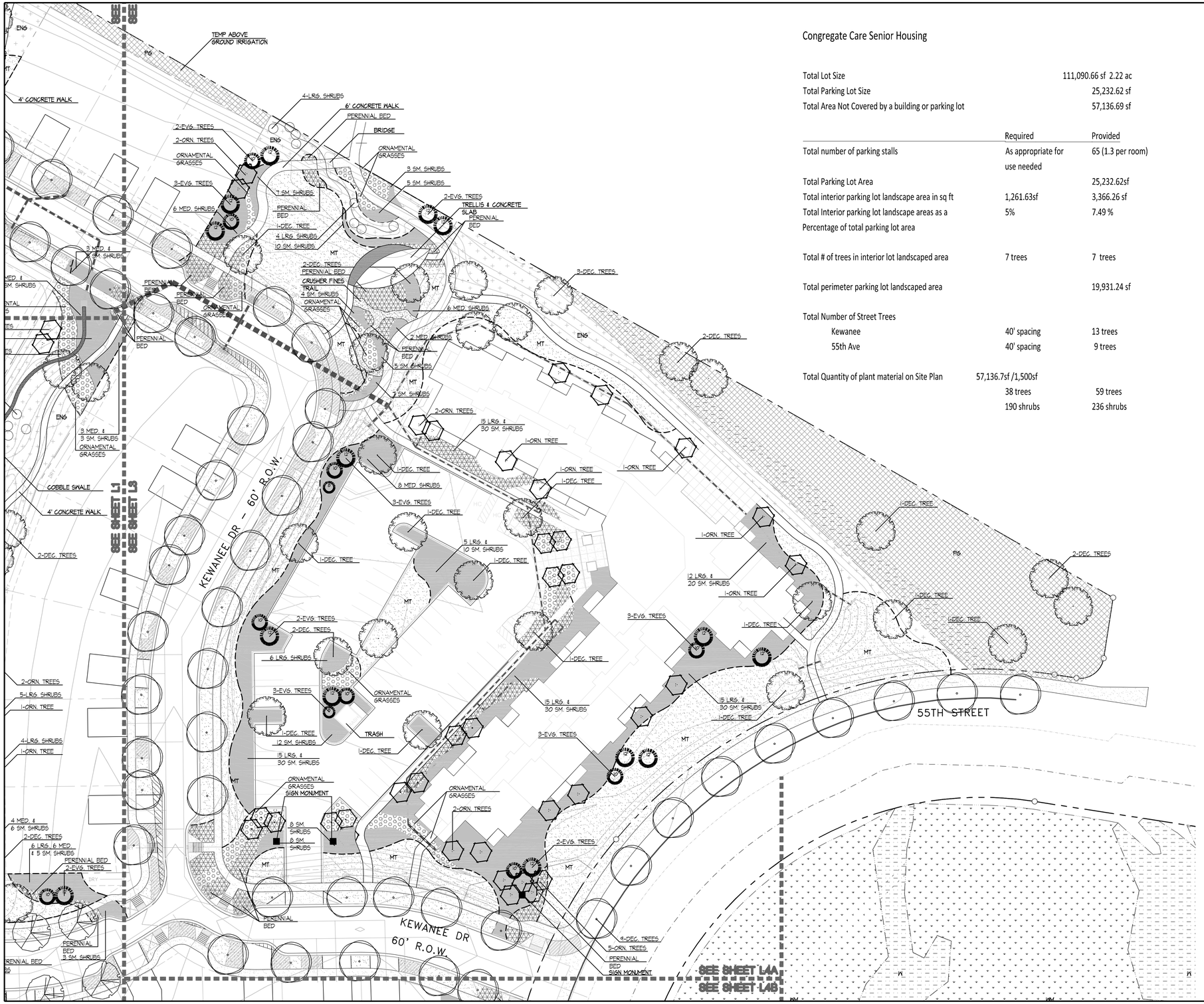

Congregate Care Senior Housing

Total Lot Size		111,090.66 sf 2.22 ac
Total Parking Lot Size		25,232.62 sf
Total Area Not Covered by a building or parking lot		57,136.69 sf

	Required	Provided
Total number of parking stalls	As appropriate for use needed	65 (1.3 per room)
Total Parking Lot Area		25,232.62sf
Total interior parking lot landscape area in sq ft	1,261.63sf	3,366.26 sf
Total Interior parking lot landscape areas as a Percentage of total parking lot area	5%	7.49 %
Total # of trees in interior lot landscaped area	7 trees	7 trees
Total perimeter parking lot landscaped area		19,931.24 sf
Total Number of Street Trees		
Kewanee	40' spacing	13 trees
55th Ave	40' spacing	9 trees
Total Quantity of plant material on Site Plan	57,136.7sf /1,500sf	
	38 trees	59 trees
	190 shrubs	236 shrubs

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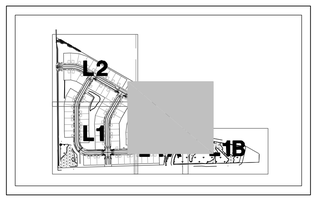

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DESIGNED BY:	DTJ
DRAWN BY:	DTJ
CHECKED BY:	DTJ

DRAWING SCALE:
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VERTICAL: N/A

L3

PROJECT NO. B1006

LANDSCAPE PLAN

SHEET: **11** OF 30

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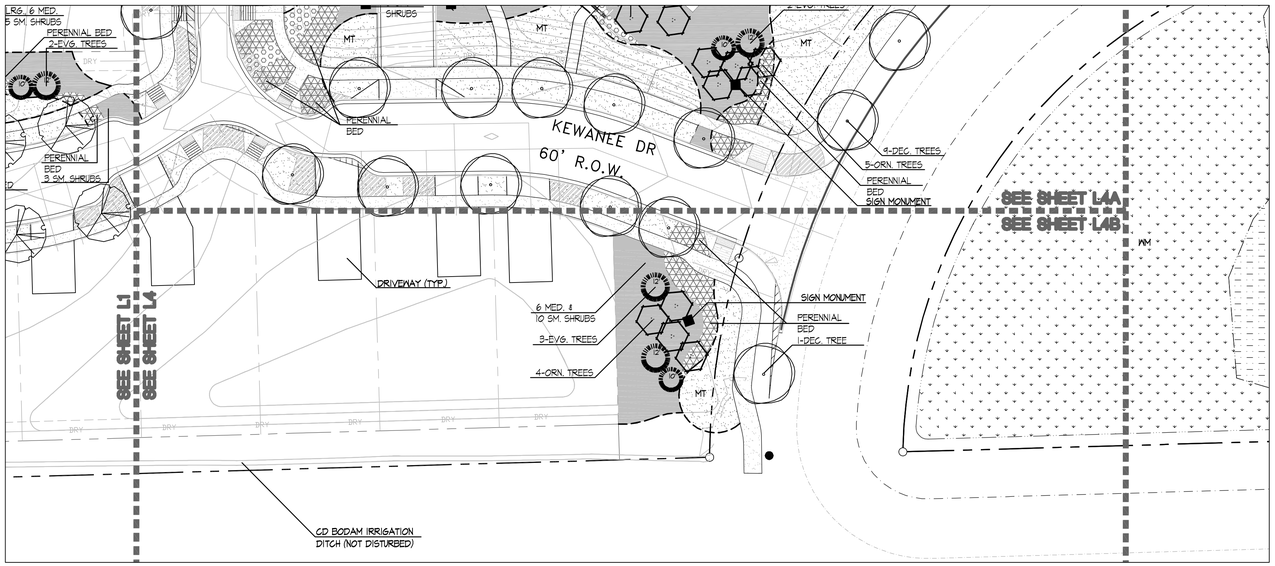

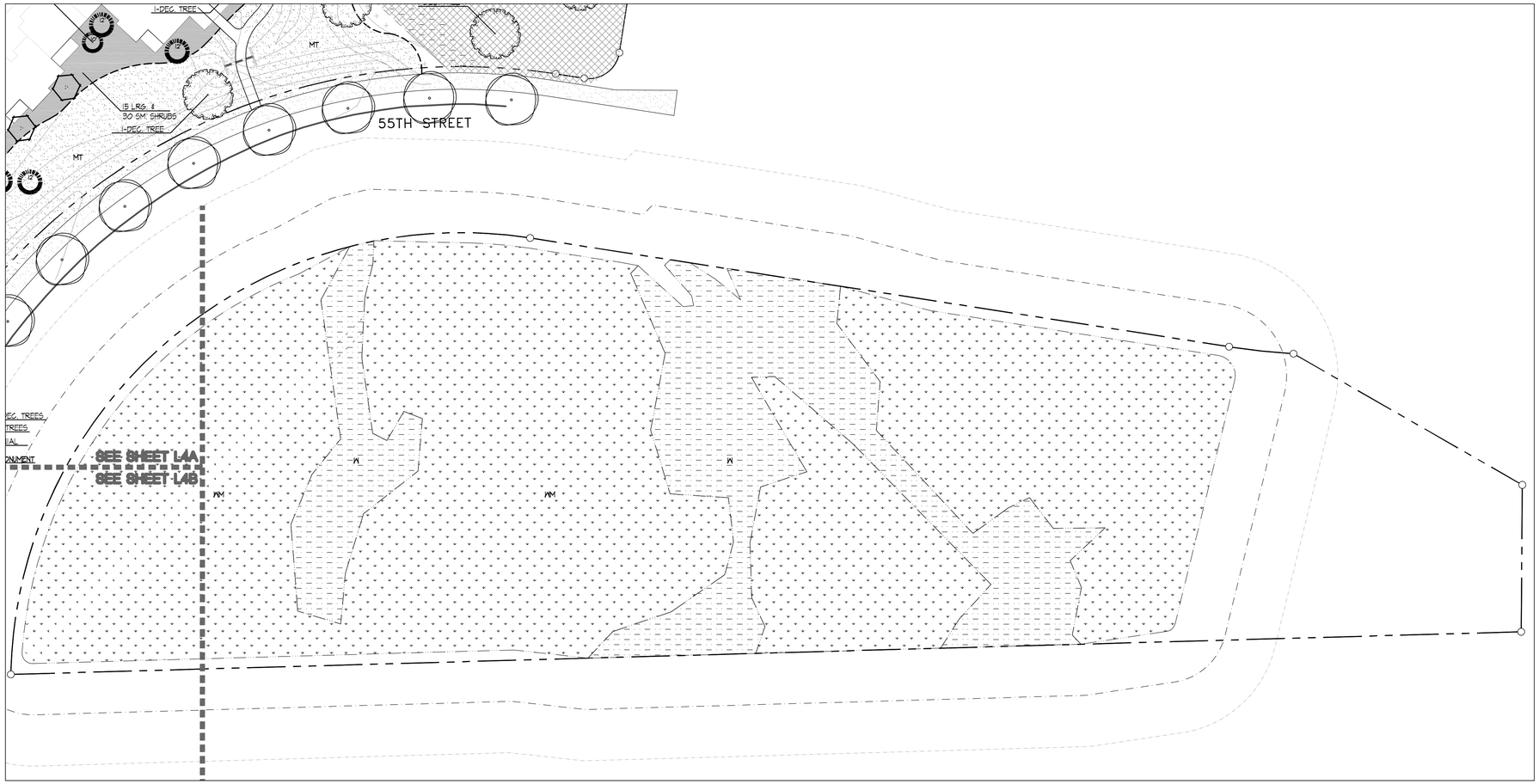

LANDSCAPE LEGEND

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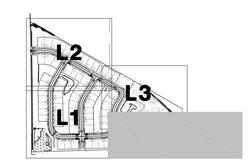
- NO PLANTING ZONE- UTILITY SETBACK AREA- SHOWN FOR CONTEXT ONLY

NOTE: SEE PLANT LIST FOR SPECIES AND ADDITIONAL PLANT INFORMATION.



KEYMAP

0' 15' 30' 60'

1" = 30'

NORTH

PREPARED BY:

DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

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OWNER / DEVELOPER:

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SITE REVIEW DOCUMENTS FOR:

BOULDER CREEK COMMONS

5399 KEWANEE DRIVE AND 5697 S. BOULDER ROAD
LOCATED IN THE SW¼ OF SECTION 3 AND THE SE¼ OF SECTION 4,
T1S, R70W, 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

ISSUE	DATE
SITE REVIEW SUBMITTIAL	06-18-12

DESIGNED BY:	DTJ
DRAWN BY:	DTJ
CHECKED BY:	DTJ

DRAWING SCALE:
HORIZONTAL: 30
VERTICAL: N/A

L4

PROJECT NO. B1006

LANDSCAPE PLAN

SHEET: 12 OF 30

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PLANTING NOTES

1. See City of Boulder Design and Construction Streetscape Standards and specifications and details for planting methods(staking, pit dimensions, backfill requirements, etc.), soil testing, materials, execution and plant protection and other related planting requirements.
2. The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting, and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings. A registered surveyor may be required if specified elsewhere.
3. Landscape material shall meet the City of Boulder size requirements .... see plant list.
4. See details for plant staking methods, plant pit dimensions, backfill and other related requirements.
5. Planting plans depict shrubs beds with small and large shrub species, ornamental grasses, and perennial areas. See plant list for recommended species. Plant palette is subject to change with final design, however all plant species will meet the requirements of the City of Boulder recommended plant lists. See plant legend for locations of shrub bed areas, ornamental grasses, and perennials, Plant lists show botanical/common names, sizes, and other remarks.
6. It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the "Project Manual" and planting specifications. All plants shall be subject to Owner's approval prior to installation.
7. Form 36 inch watering basin around all trees as shown in the details. Fill basin with 3" layer of mulch.
8. Unless indicated otherwise, all planting beds are to be mulched with 3" deep layer of mulch.
9. All planting beds to be separated from adjacent lawn with steel edger (as shown). If a bed lies adjacent to hardscape surface, no edger is required, as shown in plans.
10. Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor and shall be replaced / repaired at his own expense.
11. The Contractor is responsible to "restore" all areas of the site, or adjacent areas, where disturbed. Sod areas disturbed shall be restored with new sod to match existing. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored with an approved seed mix (including topsoiling and amendments).
12. During plant establishment, adjacent areas, including wetlands, ponds and stream corridors, will be protected from sedimentation and erosion. Prior to construction activities, adjacent areas outside the "Limiit af Work" or impacted areas, will be protected with silt fence. Newly graded slopes above should be replanted as soon as possible following grading.
13. All landscape areas shall be irrigated with an underground automatic irrigation system. Trees and shrubs will be irrigated by a separate zone from sod/grass areas. The irrigation system is to have a rain sensor shut off valve. All planting areas will be irrigated with head to head coverage. (Irrigation plans will be provided at construction document submittal).
14. All landscape areas shall be irrigated with an underground automatic irrigation system. Trees and shrubs will be irrigated by a separate zone from sod/grass areas. The irrigation system is to have a rain sensor shut off valve. All planting areas will be irrigated with head to head coverage or drip irrigation. (Irrigation plans will be provided at construction document submittal).

ENG

ENHANCED NATIVE GRASS
Mix Contains:

10% Annual Ryegrass
Cool Season bunchgrass with germination in 5–10 days
Noted for quick germination. Provides fast green up and root structure to stabilize soil.

15% Slender Wheatgrass
Cool Season bunchgrass with germination in 21–28 days
A native species to the mountain and intermountain areas of the Western United States and the northern Great Plains. It establishes quickly, and thus is frequently used for reclamation.

10% Mountain Brome
Cool Season bunchgrass with germination in 10–14 days
Survives on thin, dry or course soils, and displays strong winter hardiness. Mountain brome will produce best in moist deep fertile soils.

10% Pubescent Wheatgrass
Cool Season sod–forming grass with germination in 21–28 days
Stays green into the summer with adequate moisture and adapted to a wide range of environmental conditions.

10% Hard Fescue
Cool Season bunchgrass with germination in 7–10 days
Well adapted to many soil types and often used for erosion control.

10% Kentucky Bluegrass
Cool Season bunchgrass with germination in 14–21 days
Often used for soil stabilization.

8% Indiangrass
Warm Season bunchgrass with germination in 21–28 days
Native western grass adapted to a wide variety of soil conditions.

7% Big Bluestem
Warm Season sod–former with germination in 14–21 days
It is tall grass, reaching a height of 6 to 8 feet on most sites when left un–grazed.

5% Blue Grama
Warm Season bunchgrass with germination in 7–10 days
This grass demonstrates good drought, fair salinity, and moderate alkalinity tolerances.

5% Switchgrass
Warm Season bunchgrass with germination in 21–28 days
Very tolerant of poor soils, flooding and drought. Often used in reclamation of sand dunes and dikes.

PLANT LISTS:

Plant Pallette for Street Trees

QTY	SYM	Latin Name	Common Name	Comments
		Street Trees for Tree Lawns Greater than 6'		
	CA	*Malus sso*	Crabapple	Flireblight resistant varieties only
	CH	*Celtis occidentalis 'Prairie Pride'*	Common Hackberry	2" needles, broadly columnar
	IHL	*Gelditsia triacanthos var. inermis 'Imperial'*	Imperial Honeylocust	Provides filtered shade
	LLL	*Tilia cordata*	Little leaf Linden	Pyramidal form
	CVM	*Acer platinoides 'Cavalier'*	Cavalier Maple	
		Street Trees for tree Lawns 8' OR Greater (Along 55th and Kewaunee Dr.)		
	CH	*Celtis occidentalis 'Prairie Pride'*	Common Hackberry	Excellent street tree
	APA	*Fraxinus americana 'Autumn Purple'*	Autumn Purple Ash	Known for excellent fall color
	MSA	*Fraxinus pennsylvanica 'Marshall Seedless'*	Marshall Seedless Ash	Hardy street tree
	WC	*Catalpa speciosa*	Western Catalpa	Blooms late spring/early June
	IHL	*Gelditsia triacanthos var. inermis 'Imperial'*	Imperial Honeylocust	Provides filtered shade
	LLL	*Tilia cordata*	Little leaf Linden	Pyramidal form

Plant Pallette for Entry/Pocket Park and Senior Center

QTY	SYM	Latin Name	Common Name	Comments
		Evergreens		
	CBS	*Picea pungens glauca*	Blue Spruce	Short, blue-green needles
	LMB	*Pinus flexilis*	Limber Pine	2" needles, broadly columnar
	AP	*Pinus nigra*	Austrian Pine	3-5" needles, broadly columnar shape
	PP	*Pinus ponderosa*	Ponderosa Pine	Longer, yellow-green needles, attractive bark
		Deciduous Trees		
	CH	*Celtis occidentalis 'Prairie Pride'*	Common Hackberry	Street Tree
	APA	*Fraxinus americana 'Autumn Purple'*	Autumn Purple Ash	Great fall color
	MSA	*Fraxinus pennsylvanica 'Marshall Seedless'*	Marshall Seedless Ash	
	WC	Catalpa speciosa	Western Catalpa	Blooms late spring/early summer
		Ornamental Trees		
	ABS (SS)	*Amalanchier alnifolia 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	Singlestem
	ABS (MS)	*Amalanchier alnifolia 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	Multistem
	TCH	Crataegus viridis 'Winter King	Winter King Hawthorne	White flowers in spring, great red fall color
		Large Shrubs		
	BMV	*Viburnum dentatum'Blue Muffin'*	Blue Muffin Viburnum	White flowers in spring, great red fall color
	BB	*Buddleja davdii*	Butterfly Bush	Flowers all summer
	BB	*Buddleja*	Butterfly Bush	Blooms all summer, variety of colors avail.
	NBK	*Physocarpusopulifolius*	Ninebark	Showy
	CNV	*Virburnum*	Compact Vibunum 'Nana'	White flowers, stays low
	CL	*Syringa, ssp*	Common Liliac	Many varieties available, spring bloom, aeromatic
	DAW	*Salix*	Dwarf Arctic Willow	Drainage shrub
		Small Shrubs		
	DMP	*Pinus mugo*. 'Mops'	Dwarf Mugo Pine	Small, slow growing dwarf evergreen
	DNS	*Picea abies 'Pumila'*	Dwarf Norway Spruce	Petite evergreen
	DNS	*Picea abies*	Dwarf Spruce	Blue evergreen shrub
	GLS	*Rhus aromatica*	Gro Low Sumac	Low groundcover shrub, red orangy fall color
	MKL	*Syringa reticulata 'Miss Kim'*	Miss Kim Liliac	Spring bloom, purple flowers
	IRD	*Cornus sercia 'Isanti'*	Isanti Red Twig Dogwood	Red twigs for wintr interest, white blooms in spring
	BMS	*Caryopteris x clandonensis*	Dark Knight Spirea	Purple flowers all summer
	RW	*Weigela'Wine and Roses'*	Weigela wine and roses	All star plant! Great blooms and form
	OGH	*Mahonia repens*	Mahonia	Yellow flowers, evergreen
	CMD	*Daphne*	Daphne 'Carol Mackie'	Shade tolerant, low shrub, white-pink blooms
		Grasses		
	DFG	*Pennisetum apolecuroides*	Fountain Grass, Varieties	Airy grass, variety of sizes
	LBS	*Schizachyrium scoparium 'Blaze'*	Little Bluestem	Blue grass, upright form, great fall color
	HG	*Pennisetum alopecuroides 'Hameln*	Hameln Grass	Soft plumes, low grower
	JBG	*Imperator cylindrica*	Japanese Blood Grass	Red blades of grass in fall
	THG	*Deschampsia cespitosa 'Goldtau'*	Tufted Hair Grass	Appropriate for stream sides, natural
	MLM	*Miscanthus sinensus 'Morning Light'*	Morning Light Miscanthus	Great texture, can leave in winter for texture
	LBG	*Pennisetum alopecuroides 'Little Bunny'*	Little Bunny Fountain grass	Low grower, soft plumes
	DMG	*Miscanthus sinensis 'Yakushima'*	Yakushima Dwarf Grass	Beautuful plumes, great winter interest
	SSG	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	
	PDS	*Sporobolus heterolepis*	Priaire Dropseed	Low airy grass, great near boulders
		Perennials and Groundcovers -front and entry planting		
	AST	*Aster novae-angliae 'Purple Dome'*	Purple Dome Aster	18" fall bloomer
	BES	*Rudbeckia Goldstrum*	Black eyed Susan	Persitant yellow daisies in summer
	CM	*Nepeta x "Walker's Low'*	Walkers's Low Catmint	Purple spike flowers in June, will rebloom
	CT	*Thymus*	Creeping Thyme	
	CB	*Huechera 'Purple Palace'*	Coral Bells	
	MBC	*Coreopsis 'Moonbeam'*	Moonbeam Coreopsis	
	DIA	*Dianthus,ssp*	Dianthus	
	DIA	*Dianthus*	Dainthus graniticus	Low growing groundcover, blooms in June-July
	FRN	*Osmunda cinnamomea*	Cinnamon Fern	
	GER	*Geranuim 'Roxanne'*	Geranium	Variety of colors available, Colorado native
	PCF	*Echinacea purpurea*	Purple Coneflower	Purple daisy flowers, long bloom period
	SAJ	*Sedum spectibales 'Sutumn Joy'*	Autumn Joy Sedum	
	SMN	*Salvia x 'May Night'*	Salvia May Night	Purple spike flowers in June, will rebloom
	SD	*Leucanthemum 'Becky'*	Sweet Becky Daisy	

PG

PRAIRIE GRASS WITH INTERMITTENT SHRUBS

Scientific Name	Common Name
Shrubs	
Chrysothamnus nauseosus	Rubber rabbitbrush
Prunus americanus	American plum
Prunus virginiana	Chokecherry
Rhus trilobata	Sumac
Ribes aureum	Yellow currant
Ribes cereum	Wax currant
Rosa woodsii	Woods' rose
Symphoricarpos occidentalis	Snowberry
Yucca glauca	Soapweed

Scientific Name	Common Name		
Grasses		**Forbs**	
Aristida purpurea	Red threeawn	*Artemisia frigida*	Fringed sage
Buchloe dactyloides	Buffalograss	*Erysimum asperum*	Plains wallflower
Chondrosum gracile	Blue grama	*Gaillardia aristata*	Blanket flower
Elymus elymoides	Squirreltail	*Liatris punctata*	Gayfeather
Pascopyrum smithii	Western wheatgrass	*Ratibida columnifera*	Prairie coneflower
Poa secunda	Sandberg bluegrass	*Rudbeckia hirta*	Gloriosa daisy
Stipa comata	Needle and thread	*Sphaeralcea coccinea*	Scarlet globemallow

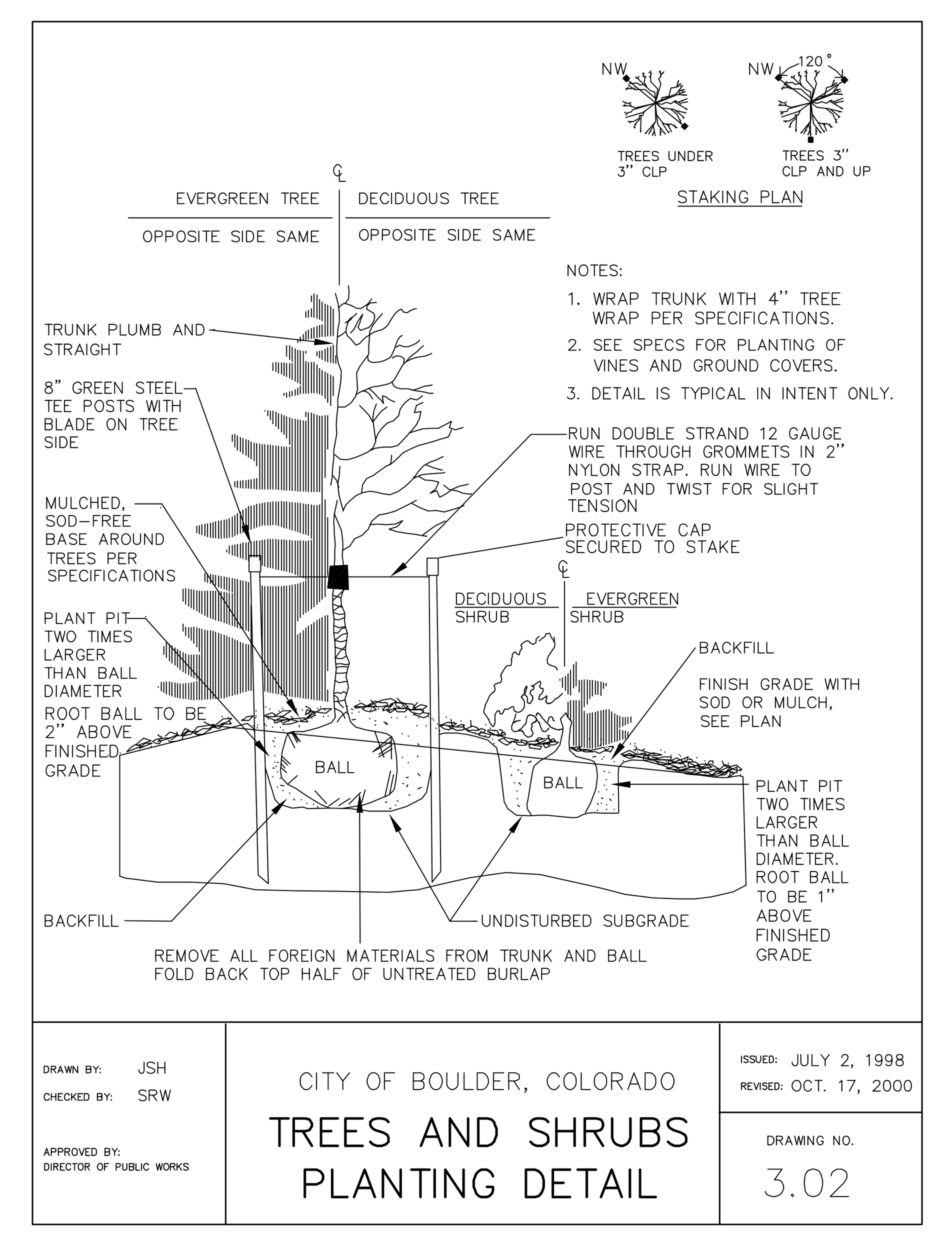
EXISTING WETLAND AREA AND MITIGATED WETLAND AREA

W / WM

See wetland mitigation report dated June 2012 prepared by:
Western Ecological Resource, Inc.
711 Walnut Street, Boulder, CO 80302

Plant Pallette for Common Areas

QTY	SYM	Latin Name	Common Name	Comments
		Evergreens		
	CBS	*Picea pungens glauca*	Blue Spruce	Short, blue-green needles
	LMB	*Pinus flexilis*	Limber Pine	2" needles, broadly columnar
	AP	*Pinus nigra*	Austrian Pine	3-5" needles, broadly columnar shape
	PP	*Pinus ponderosa*	Ponderosa Pine	Longer, yellow-green needles, attractive bark
		Deciduous Trees		
	CH	*Celtis occidentalis 'Prairie Pride'*	Common Hackberry	Shade tree
	APA	*Fraxinus americana 'Autumn Purple'*	Autumn Purple Ash	Excellent fall color
	MSA	*Fraxinus pennsylvanica 'Marshall Seedless'*	Marshall Seedless Ash	Shade tree
	WC	Catalpa speciosa	Western Catalpa	Blooms in late spring/early summer
		Ornamental Trees		
	ABS (SS)	*Amalanchier alnifolia 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	Singlestem
	ABS (MS)	*Amalanchier alnifolia 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	Multistem
	TCH	Crataegus viridis 'Winter King	Winter King Hawthorne	White flowers in spring, great red fall color
		Large Shrubs		
	BMV	*Viburnum dentatum'Blue Muffin'*	Blue Muffin Viburnum	White flowers in spring, great red fall color
	DAW	*Salix*	Dwarf Arctic Willow	Drainage shrub
	SNB	*Symphoricarpos occidentalis*	Snowberry	
	SMC	*Rhus trilobata*	Sumac	
	RTD	*Cornus stolifera*	Red twig Dogwood	
	WSC	*Prunus besseyi*	Sand cherry	
	APC	*Ribes alpinum*	Alpine Currant	
		Small Shrubs		
	CNV	*Virburnum*	Compact Vibunum 'Nana'	White flowers, stays low
	NNB	*Physocarpus monogynus*	Native Ninebark	
	WCC	*Prunus virginiana*	Chokeberry	
	GLS	*Rhus aromatica*	Gro Low Sumac	Low groundcover shrub, red orangy fall color
	IRD	*Cornus sercia 'Isanti'*	Isanti Red Twig Dogwood	Red twigs for wintr interest, white blooms in spring
	KK	*Arctostaphylos coloradoensis*	Hybrid Manzanita	Low growing, glossy green groundcover
		Grasses		
	LBS	*Schizachyrium scoparium 'The Blues'*	Bluestem	Blue grass, upright form, great fall color
	JBG	*Imperator cylindrica*	Japanese Blood Grass	Red blades of grass in fall
	THG	*Deschampsia cespitosa 'Goldtau'*	Tufted Hair Grass	Appropriate for stream sides, natural
	MLM	*Miscanthus sinensus 'Morning Light'*	Morning Light Miscanthus	Great texture, can leave in winter for texture
	DMG	*Miscanthus sinensis 'Yakushima'*	Yakushima Dwarf Grass	Beautuful plumes, great winter interest
	PDS	*Sporobolus heterolepis*	Priaire Dropseed	Low airy grass, great near boulders
	MFG	*Nasella tenuissima*	Mexican Feather Grass	Airy flower heads, reseeds
		Perennials and Groundcovers		
	AST	*Aster novae-angliae 'Purple Dome'*	Purple Dome Aster	18" fall bloomer
	BES	*Rudbeckia Goldstrum*	Black eyed Susan	Persitant yellow daisies in summer
	CMB	*Aquilegia caerulea*	Columbine	Shade tolerant, great plant for stream
	GER	*Geranuim 'Roxanne'*	Geranium	Variety of colors available, Colorado native
	RRP	*Penstemon x mexicali 'Red Rocks'*	Red Rocks Penstemon	
	RV	*Centranthus ruber*	Red Valerian	Red blooms, great companion plant



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ISSUE	DATE
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	N.A
	XXX

DESIGNED BY:	DTJ
DRAWN BY:	DTJ
CHECKED BY:	DTJ

DRAWING SCALE:
HORIZONTAL: 30
VERTICAL: N/A

L5

PROJECT NO. B1006

LANDSCAPE PLANT LIST

SHEET: **13** OF 30

Drawing:X:\2007025 Boulder Creek Commons\Planning\Active Dwgs\Landscape\Active Dwgs\Sheets-A\PLANT NOTES\2007025 Boulder Creek Commons\Planning\Active Dwgs\X-Refs\X-TB-24x36 Site Review Package.dwg
Layout:L5
Last Update/Save:Jun. 15, 2012-09:05 Log-In:vfinocchario
Date/Time:Jun. 15, 2012-09:19:59
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